

FOUNTAIN COURT CONDOMINIUMS

Management Report Month of November, 2003

Metairie Bank Operating Account Previous Balance.....	\$24,779.77
Deposits.....	\$14,482.20
Less Checks Written.....	(\$ 9,529.24)

Metairie Bank Operating Account Cash On Hand, November 30, 2003.....\$29,732.73

Metairie Bank Insurance Account Cash On Hand.....\$ 9,979.48

Metairie Bank Replacement Account Cash On Hand.....\$ 126.88

Total Cash On Hand, November 30, 2003.....\$39,839.09

Receivables from Unit Owners continue to be good. Only 6 Owners were PAST DUE at the end of the month totaling \$7,710.98, of which over \$5,000.00 is owed by one owner. For this particular owner a lien has been placed on their Unit and a claim has been filed in District Court with a court date of January 20, 2004. For those other Past Due Owners liens are being prepared for filing.

FCC Association, Inc. held their annual meeting on Thursday, December 4th. Many attendees commented that this was one of the best meetings the Association had in some time. The following is a digest of the meeting:

The meeting began at 7:00 P.M. in the front building recreation room and was called to order by Board member and President Sultan Mirza who made opening remarks, reviewed old business and gave a Report of the Board. Board member and Secretary/Treasurer, Ronald Breath, recorded the meeting minutes.

There was a vote for Vice President for a 3 year term with only one nominee, Fred Rapp, Unit #68. Prior to the vote the President asked if there were any nominations from the floor. There were none. The vote for Fred Rapp was unanimous. It should be noted that there was not a quorum for this Annual meeting and as a result the VP vote did not have a quorum. President Mirza explained that the Condo Document and the By Laws did not address such a situation, and therefore made the decision to validate the vote for VP. President Mirza advised that Management will consult with an attorney for a legal opinion.

The President announced that the 2004 Common Area Budget, a copy of which was distributed to each Unit Owner, was approved by the Board, as prescribed by the By Laws, with no anticipated increase in monthly condo dues. Management answered questions regarding the Budget.

The Board and Management took the following questions from the attendees:

Q. Can more signs be posted in the parking areas?

A. A review of present signs will be made and additional signs will be installed as necessary.

Q. How can cars parked in someone else's spot be controlled and stopped?

A. It is almost impossible to control this inconsiderate practice without having someone on duty in the parking lot at all times. If the car can be identified, a violation notice will be sent to the violator and if they continue the violation a fine will be imposed. One Unit Owner advised that the police can be called on 911 to ticket the car and then the Unit Owner can call a towing service to remove the car. Unit owners utilizing 3 spaces will be required to remove 1 of their cars from the

premises. Disabled cars and delivery trucks must also be removed from the premises.

Q. Can Maintenance begin spraying again inside units for pest control?

A. Management researched the By Laws and the Condo Document and could not verify that Unit Owners were entitled to Pest Control service at Association expense. Such service by Maintenance must be licensed, which he is not. Unit Owners should contract for this service, if they desire.

Q. Can the breeze way concrete walkways be painted, or in particular, can the walkway in front of the front building laundry room be cleaned of grease stains?

A. Maintenance has made every effort to clean the grease stained walk way with no success. Painting of the breeze way walkways will be scheduled sometime early next year.

Q. Can anything be done to reduce the noise on the stairways by people with heavy shoes?

A. At this time there is no solution to this problem.

Q. Can anything be done about Unit Owners placing their garbage bags in the walkways?

A. This is in violation of Rules & Regulations and violators will be notified to discontinue such practice and if continued fines will be imposed.

Q. Can lights in the common area be adjusted to come on earlier.

A. Maintenance will comply as soon as possible.

Q. Are Unit Owners submitting to Management copies of their leases for their rented units?

A. Management advised that this is not being complied with, but notices will be forwarded to comply.

Q. Is there an updated list of phone numbers for all Unit Owners?

A. Management advised that phone numbers of Unit Owners are available, but not for all. Several requests have been sent to those Unit Owners not having phone numbers on file with no success. A continued effort will be made to have a 100% list.

Q. Unit # 41 wanted to know when the fascia panels below their front windows will be painted.

A. Management advised that this would be done as soon as possible.

Q. Unit #82 wanted to know when iron railings will be painted and several sections resecured.

A. Management advised that this would be done as soon as possible. Loose railings will be identified and repaired as quickly as possible.

Q. Why can't dog owners pick up their dog's mess when walking their pet? Unit Owners are stepping in mess and ruining their shoes, tracking mess into their cars and units.

A. Management will again notify all pet owners of their responsibility and if inconsiderate practice continues, fines will be imposed. If fines are not effective, it could be necessary to have the pet removed from the premises.

Q. What can be done to make pet owners not let pets out without being on a leash?

A. If identified, Management will send out violation notices and impose fines where necessary. If violation continues it could be necessary to remove the pet from the premises.

Q. What is going on with insurance?

A. Management advised that FCC's agent has requested quotations from 10 different brokers and from the feedback he was getting the renewal premium will be favorable.

The Meeting was adjourned at 8:00 P.M.

The under the slab sand fill job was completed at a savings of \$1,000.00 from the original quotation.

There are several dead trees on the grounds in addition to several pine trees in the patio areas which are causing gutters and downspouts to be clogged. Estimates are being requested for cutting these trees down.

Estimates are being requested for installation of several additional downspouts in various areas, as rain runoff is not being adequately drained from roof areas.

The carpet in the front building is continually being stained by users of the room. Consideration is being given to purchase a carpet shampoo machine, or remove the carpet leaving the original slate floor exposed.

If anyone has any questions regarding the above report, please drop by the management office.

This report will also be filed as Meeting Minutes.